

# COUNTY OF SUFFOLK



STEVEN BELLONE  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

PHILIP A. BERDOLT  
DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.  
COMMISSIONER

DARNELL TYSON, P.E.  
DEPUTY COMMISSIONER

### MEMORANDUM

**TO:** Dennis Cohen, Chief Deputy County Executive, Honorable DuWayne Gregory, Presiding Officer of the Suffolk County Legislature, Honorable Legislators; Al Krupski, Chairman of the Public Works, Transportation, & Energy Committee, Louis D'Amaro, the Sewer Agency Legislator-At-Large; Fleming, Browning, Muratore, Hahn, Anker, Calarco, Lindsay, Martinez, Cilmi, Barraga, Kennedy, Trotta, McCaffrey, Stern, Spencer; Presiding Officer Gregory; Walter Hilbert, P.E., Principal Public Health Engineer, representing the Commissioner of the Suffolk County Department of Health Services; Sarah Lansdale, AICP, Director, Suffolk County Planning Department; Lisa Broughton, representing County Executive Steven Bellone

**FROM:** Gilbert Anderson, P.E., Commissioner, SCDPW and Chairman, Suffolk County Sewer Agency

**DATE:** March 17, 2016

**SUBJECT:** Please see the attached Suffolk County Sewer Agency agenda for the meeting of March 21, 2016.

GA/JD/br – Attachments

cc: Jon Schneider, Deputy County Executive  
Philip A. Berdolt, Deputy Commissioner SCDPW  
Darnell Tyson, P.E., Deputy Commissioner SCDPW  
John Donovan, P.E., Chief Engineer, Division of Sanitation, SCDPW  
Janice McGovern, P.E., Principal Civil Engineer, Division of Sanitation, SCDPW  
Robert A. Braun, Esq., SC Department of Law  
Walter Dawydiak, P.E., SC Department of Health Services  
Catherine Stark, Aide to Legislator Al Krupski  
Justin Littell, Aide to Legislator Louis D'Amaro  
Tony Leung, P.E., NYSDEC  
Boris Rukovets, P.E., Secretary, SC Sewer Agency

*The Suffolk County Sewer Agency meets at 11:00 AM at the offices of the  
Suffolk County Department of Public Works - 335 Yaphank Avenue - Yaphank, NY*

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

**Suffolk County Sewer Agency**  
**Meeting Agenda**  
**March 21, 2016**  
**10:00 AM**

- I. **Roll Call**
- II. **Minutes of Previous Meeting** (February 22, 2016)
- III. **Public Portion**
- IV. **Public Hearing – Rate Petition filed by Greens at Half Hollow LLC (HU-1194)**

Note: The Hearing will be recessed at 11:00 AM and continued, if necessary, after the rest of the agenda is considered.

- V. **Old Business**

- 1. N/A

- VI. **New Business**

- A. **Formal Approval – Connection/Construction Agreement**

- 1. **Country Pointe at Smithtown (SM-1689)**
  - **Connection to On-Site STP (15,000 GPD)**
- 2. **Beach Plum Meadows (SH-1697)**
  - **Connection to On-Site STP (4,800 GPD)**

- B. **Formal Approval – Connection/Construction Agreement – Time Extension**

- 1. **Bayport Meadow Estates (IS-1636)**
  - **Connection to SCSD No. 14 – Parkland (45,600 GPD)**
- 2. **Highland Green Residences (HU-1323)**
  - **Connection to SCSD No. 3 – Southwest (27,079 GPD)**
- 3. **Fairfield Coram, f/k/a Crescent Club Apartments LLC (BR-1655)**
  - **Connection to SCSD No. 11 – Selden (41,670 GPD)**
- 4. **311 Merritt Ave Wyandanch (BA-1477.1-005)**
  - **Connection to SCSD No. 3 – Southwest (300 GPD)**
- 5. **3500 Sunrise Highway (IS-1432.2)**
  - **Connection to SCSD No. 3 – Southwest (34,000 GPD)**

- C. **Conceptual Certification – Connection/Construction Agreement**

- 1. N/A

- D. **Conceptual Certification – Time Extension**

- 1. N/A

- E. **Miscellaneous**

- 1. N/A

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**IV. Public Hearing - Rate Petition Filed by Greens at Half Hollow LLC (HU-1194)**

**COUNTY OF SUFFOLK**



**STEVEN BELLONE**  
SUFFOLK COUNTY EXECUTIVE

**DEPARTMENT OF PUBLIC WORKS**

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COMMISSIONER

**DARNELL TYSON, P.E.**  
DEPUTY COMMISSIONER

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that on Monday, March 21, 2016, at 10:00 AM, prevailing time, in the conference room of the offices of the Suffolk County Department of Public Works, 335 Yaphank Avenue, Yaphank, New York, Gilbert Anderson, P.E., Commissioner and Administrative Head of Suffolk County Sewer Districts will cause a public hearing to be held upon the Rate Petition filed by Greens at Half Hollow LLC (SC Sewer Agency # HU-1194) to increase the sewer rates it charges to its customers in the Town of Huntington. The aforesaid Petition is for prospective rates only, i.e., from the date of the decision of the petition, and the proposed rate is \$869.25 per single family equivalent (SFE).

The details of said Rate Petition will be presented in full at the said public hearing. Copies of said Rate Petition are on file and may be examined at the Office of the Department of Public Works, 335 Yaphank Avenue, Yaphank, New York, during business hours, 9:00 AM – 4:00 PM, Monday through Friday.

All interested parties should appear and will be heard at the above time and place.

Please be advised that the public has a right to submit testimony, in writing, to Boris Rukovets, P.E., at the Department of Public Works, to be made a part of the official record. Oral Testimony will close on March 21, 2016 after those present have been heard. Written testimony must be submitted by March 28, 2016, by the close of business hours, at which time the hearing will close.

By Order of Gilbert Anderson, P.E.,  
Commissioner, and Administrative Head of  
All Suffolk County Sewer Districts

Should you have any questions, please contact me at (631) 852-4199.

Sincerely,

Boris Rukovets, P.E.  
Secretary, SC Sewer Agency

**SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER**

cc: Janice McGovern, P.E.  
Jason A. Richberg, Clerk, SC Legislature } *Via Email*  
Debbie Colonna, CE Office }  
261-8198-3770 }

## VI. New Business

### A. Formal Approval – Connection/Construction Agreement

#### **COUNTRY POINTE AT SMITHTOWN**

**SM-1689**

This project is a proposed Sixty-nine (69) unit residential condominium subdivision that includes a pool and a 1,500 square foot recreational building situated on Eleven plus (11.4±) acres on the North side of NYS Route 347, 160± feet west of NYS Route 111 in Smithtown. The project is expected to generate Fifteen Thousand (15,000 GPD) gallons per day of wastewater. The developer proposes to construct an on-site sewage treatment plant capable of treating the wastewater.

*The Town of Smithtown Board of Planning Appeals was declared the Lead Agency for SEQR with respect to the Country Pointe at Smithtown. The Town completed the environmental review process and issued a Findings. The Sewer Agency should issue its own Findings regarding the project, stating that the Agency has reviewed the submittals and the project before them in conformance with the Town of Smithtown Board of Planning Appeals' Findings.*

Staff recommends granting Formal Approval for the construction and operation & maintenance of an on-site STP.

*Project Facts:*

Type/units:	Condominiums/69
Sewer District:	N/A – On-site
Proposed Flow:	15,000 GPD
Groundwater Zone:	VIII
SEQR:	Complete
RPTM:	08.00-157.00-02.00-013.000,046.001, 046.002, 047.001, 051.000, 053.000, 058.000

Legislative District: 12<sup>th</sup>

# COUNTY OF SUFFOLK



**STEVE BELLONE**  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

**PHILIP A BERDOLT**  
DEPUTY COMMISSIONER

**GILBERT ANDERSON, P.E.**  
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**DARNELL TYSON, P.E.**  
DEPUTY COMMISSIONER

## Sewer Agency Memorandum

**To:** Gilbert Anderson, P.E., Commissioner, SCDPW,  
Chairman, Suffolk County Sewer Agency

**CC:** Suffolk County Sewer Agency

**From:** John Donovan, P.E.

**Date:** March 16, 2016

**Subject:** Sewer Agency SEQRA Evaluation – Country Pointe at Smithtown (SM-1689)

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Having reviewed the environmental record for the above-referenced project requiring a SEQRA finding, the Sewer Agency staff after consultation offers the following for consideration:

The Country Pointe at Smithtown was the subject of a review by the Town of Smithtown Board of Planning Appeals. The Town of Smithtown Board of Planning Appeals was declared the Lead Agency for this project and has completed review of the EAF. On September 22, 2015, the Town of Smithtown Board of Planning Appeals issued a *Negative SEQR Declaration* and approved the project. The impacts relevant to the Sewer Agency identified within the SEQRA process have been shown to be insignificant or adequately mitigated. The Sewer Agency has reviewed the proposed action as submitted by the Country Pointe at Smithtown and determined that it is consistent with the final project as identified in the Town of Smithtown Board of Planning Appeals SEQR Findings.

Once the Sewer Agency has adopted its own Findings Statement, the Agency can proceed with final approval of the project.

This project involves the Construction, Operation and Maintenance of an On-Site Sewage Treatment Plant.

Based on the information presented, The Sewer Agency has reviewed the proposed action as submitted by the Country Pointe at Smithtown and determined that it is consistent with the final project as identified within the EAF and the Town of Smithtown Board of Planning Appeals SEQR Findings.

JD/br

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

# Suffolk County Sewer Agency

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Gilbert Anderson, P.E.,  
Commissioner, SCDPW, Chairman,  
Suffolk County Sewer Agency

335 Yaphank Avenue  
Yaphank, NY 11980  
(631) 852-4010

**Date adopted by the SCSA:** \_\_\_\_\_

Title 6 NYCRR Part 617.11 –  
Decision-making and findings requirements  
State Environmental Quality Review  
Findings Statement

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617, the Suffolk County Sewer Agency, as involved agency, makes the following findings

**Name of Action:** Country Pointe at Smithtown – Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant (SM-1689)

**Description of Action:** This project includes the construction, operation, and maintenance of an on-site sewage treatment plant to service the wastewater generated from Sixty-nine (69) residential condominium units, a pool and a 1,500 square foot recreational building situated on Eleven+ (11.4±) acres.

**Location:** North side of NYS Route 347, 160± feet west of NYS Route 111 in Smithtown. SCTM No. 08.00-157.00-02.00-013.000, 046.001, 046.002, 047.001, 051.000, 053.000, 058.000

**Agency Jurisdiction:** Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant

**Date Full EAF filed:** June 24, 2015

**Facts and conclusions in the environmental review record relied upon to support the decision:**

1. Country Pointe at Smithtown was the subject of a review by the Town of Smithtown Board of Planning Appeals. On September 22, 2015, the Town of Smithtown Board of Planning Appeals issued a *Negative SEQR Declaration* and approved the project.
2. The EAF adequately addressed impacts to the groundwater resources.
3. The impacts relevant to the Sewer Agency identified within the SEQR process have been shown to be insignificant or adequately mitigated.
4. The Sewer Agency has reviewed the proposed action as submitted by Country Pointe at Smithtown and determined that it is consistent with the final project as identified within the EAF and the Town of Smithtown Board of Planning Appeals SEQR Findings.

**Certification to Approve:**

Having considered the draft and final Environmental Impact Statement and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

**Suffolk County Sewer Agency**

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Gilbert Anderson, P.E., Commissioner, SCDPW,  
Chairman, Suffolk County Sewer Agency

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Date

Address of Agency:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980

cc: Other Involved Agencies  
Applicant

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.     -2016 AUTHORIZING THE CONSTRUCTION AND OPERATION & MAINTENANCE OF AN ON-SITE SEWAGE TREATMENT PLANT FOR COUNTRY POINTE AT SMITHTOWN (SM-1689)

WHEREAS, application has been made for the Country Pointe at Smithtown which is a proposed Sixty-nine (69) residential condominium subdivision that includes a pool and a 1,500 square feet recreational building located in Smithtown, New York, situated on property identified on the Suffolk County Tax Maps as District 0800, Section 157.00, Block 02.00, Lots 013.00, 046.001, 046.002, 047.001, 05051.000, 053.000 and 058.000.

WHEREAS, there is no Suffolk County Sewer District, or any other municipal sewer district in the vicinity of Country Pointe at Smithtown with available capacity to treat the proposed Fifteen Thousand (15,000) gallons per day of wastewater, and

WHEREAS, the developer has applied to this Agency for permission to construct, operate, and maintain an on-site sewage treatment plant to treat such wastewater for Country Pointe at Smithtown, and

WHEREAS, this Agency has determined that the Fifteen Thousand (15,000) gallons per day of sanitary sewage generated by the said project shall be treated at an on-site sewage treatment plant to be constructed by the developer, and

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, the Suffolk County Sewer Agency has issued a Findings Statement, and requires no further action, and

WHEREAS, this Agency believes that prospective purchasers of the units should be apprised of the annual cost of the operation and maintenance of the proposed sewage treatment plant, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant,

NOW, THEREFORE, BE IT

1<sup>st</sup> RESOLVED, by the Suffolk County Sewer Agency as follows:

The Issuer hereby finds and determines:

(a) The Agency's jurisdiction over the project is the Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant.

(b) Based upon an independent review by the Issuer of the EAF and the Smithtown Board of Planning Appeals' Negative SEQR Declaration on September, 2015, the Issuer hereby concurs in the Smithtown Board of Planning Appeals' declaration and decisions contained in the Statement and hereby adopts the Statement of Findings attached hereto as Exhibit A as its own Statement of Findings under SEQRA.

(c) Having considered the EAF, the Smithtown Board of Planning Appeals' Negative SEQR Declaration and such other documents as may be necessary or appropriate, the Sewer Agency finds that:

(i) The requirements of 6 NYCRR Part 617 have been met;

(ii) Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the Action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including effects disclosed in the environmental impact statement; and

(iii) Consistent with social, economic, and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement will be minimized or avoided by incorporating as conditions those mitigative measures which were identified as practicable.

(d) The basis for this decision is set forth in the Statement of Findings attached as Exhibit A hereto and incorporated by reference herein, thus all of the provisions of SEQRA have been complied with.

2<sup>nd</sup> RESOLVED, that the said application be approved subject to the execution of an agreement between the developer, the Suffolk County Department of Public Works, the Suffolk County Department of Health Services, the County of Suffolk and this Agency, on such terms as the Chairman of this Agency shall determine, including, but not limited to, the following:

1. The developer shall, at its sole cost, expense and effort, construct a complete sewage collection, treatment and disposal facility for the project in accordance with Agency standards and shall offer to dedicate the said facility to the Agency at no charge;

2. The developer and/or the Home Owners Association (HOA) shall operate and maintain the said facility until such time, if ever, as a Suffolk County, or other municipal, sewer district is formed encompassing the premises within its boundaries;

3. No Certificate of Occupancy shall be issued for any of the units in the project until the sewage treatment plant has been completed, and is operating, to the satisfaction of this Agency's staff;

4. The developer shall post a Letter of Credit, in form, wording and amount as determined by this Agency's staff, as security for the performance of all of the developer's obligations under the said agreement;

5. The developer shall disclose, in the project's Offering Plan/Prospectus, in language to be approved by this Agency's staff, the annual cost of operation and maintenance of the proposed sewage treatment plant, in order to ensure that prospective purchasers of the condominiums are apprised of said cost. The developer shall include in said notice the projected annual cost of operation and maintenance of the proposed sewage treatment plant for the ensuing years, based on an inflation factor, in order to ensure that all future owners of the condominium units are apprised of said

cost, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant.

And be it further

3<sup>rd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Country Pointe at Smithtown if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

Suffolk County Sewer Agency Meeting (March 21, 2016)



# Suffolk County Sewer Agency Application

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)**
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)**
- Formal Approval - Time Extension - (Time Extension to complete Agreement)**
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)**

1. SCDPW Project #: SM-1689 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: 347 Building Company, LLC 5. Corporation Name: 347 Building Company, LLC

6. Address: 200 Robbins Lane, Suite D1 7. City: Jericho, NY 11753

8. Telephone #: 516-935-5555 9. Federal ID #: 47-144-0941 10. Email Address: sdubb@beechwoodhomes.com

11. Project Plat Name: Country Pointe at Smithtown 12. Project Location: Intersection of Route 347 and Route 111, Smithtown, NY

13. Real Property Tax Map #(s): See attached

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

See attached

15. Project Attorney Information: Richard Rosenberg, Esq. of Richard W. Rosenberg, P.C.  
200 Robbins Lane, Suite D1, Jericho, NY 11753

16. Project Engineering Firm Information: Michael P. Chiarelli, P.E. of Michael P. Chiarelli Engineer, P.C.  
1954 New York Avenue, Huntington Station, NY 11746

17. Project Area in Acres: 11.42 # of Plots: 1 # of Units: 69 # Gallons/day: 15,000

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision - Commercial
  - c. Subdivision - Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers d and h
  - j. Other \_\_\_\_\_

19. The following must accompany the application
- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
  - B. Copy of deed in the name of number 7 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.
  - D. Date application submitted to the SCDHS: 7/14/2015 SCDHS Project #: C08-15-0012  
Note: Applications without the SCDHS submittal date will be rejected.
  - E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? no

The applicant certifies that the applicable zoning and variances have been secured from the Town.

Michael Dubb, CEO 1/20/16  
Applicant's Printed Name, Signature & Title Date:

**Note: Incomplete Applications Will Not Be Processed**

**Suffolk County Sewer Agency Formal Application**  
**Country Pointe at Smithtown**  
**Additional Information**

Suffolk County Tax Map Numbers:

800-157-2-13  
800-157-2-46.1  
800-157-2-46.2  
800-157-2-47.1  
800-157-2-51  
800-157-2-53  
800-157-2-58

Exact Address of ALL owners of the land:

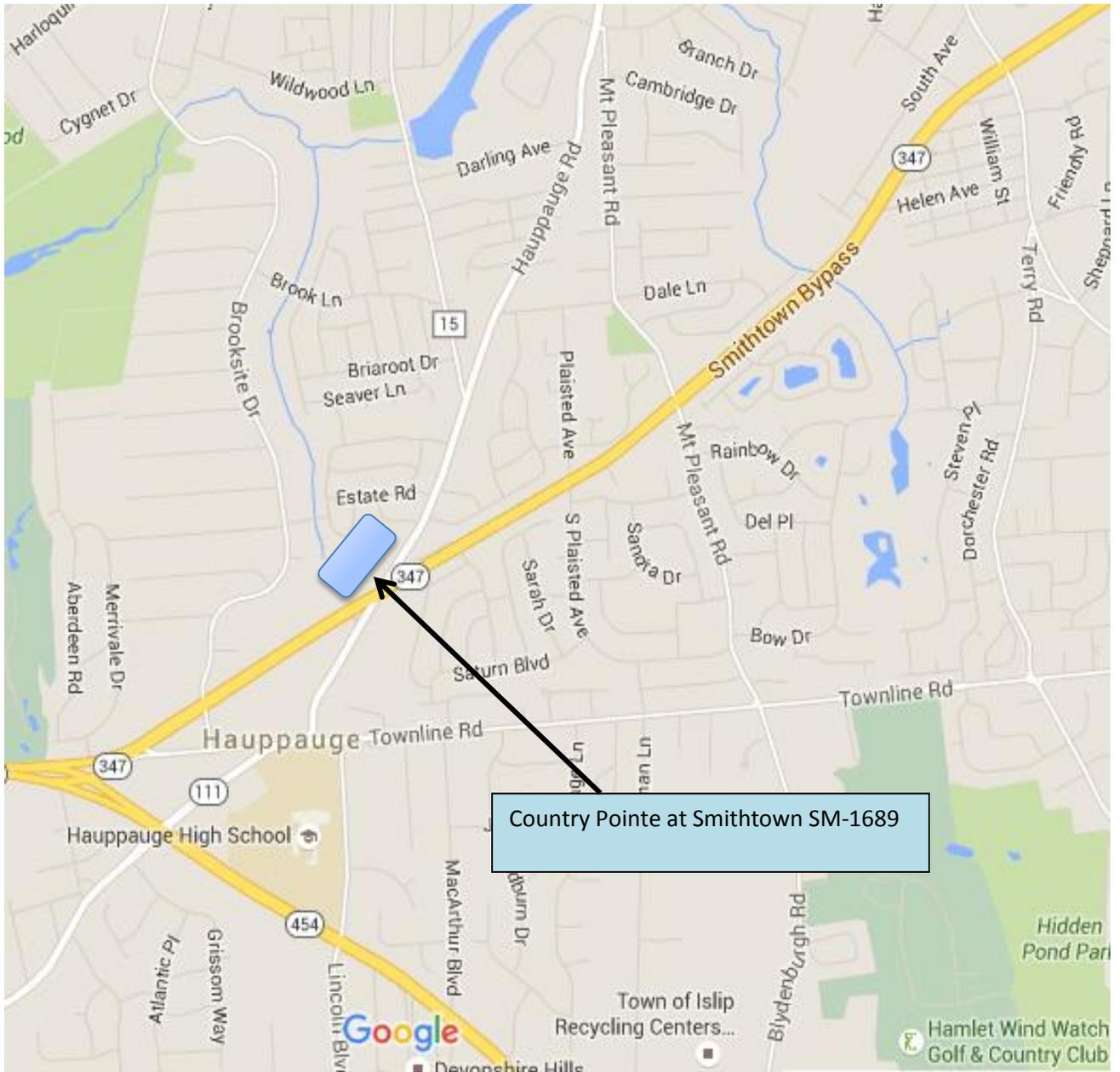
Existing owners:

Vea 181<sup>st</sup> Realty Corp.  
170 Bull Path  
East Hampton NY 11937

Salvatore DiCarlo, President  
Same address as above.

Contract Vendee (to own land upon completion of sale):

347 Building Company, LLC  
200 Robbins Lane Suite D1  
Jericho, NY 11753  
Michael Dubb, Member  
Michael Leeds, Member  
Karen Rosenberg, Member



**NTS 2016**

This project is a proposed Sixteen (16) single family residential lots subdivision situated on Ten plus (10.8±) acres on Moses Lane in the Village of Southampton. The project is expected to generate Four Thousand Eight Hundred (4,800 GPD) gallons per day of wastewater. The developer proposes to construct an on-site sewage treatment plant capable of treating the wastewater.

*The Village of Southampton Planning Board was declared the Lead Agency for SEQR with respect to Beach Plum Meadows, LLC. The Village completed the environmental review process and issued a Findings. The Sewer Agency should issue its own Findings regarding the project, stating that the Agency has reviewed the submittals and the project before them in conformance with the Village of Southampton Planning Board's Findings.*

Staff recommends granting Formal Approval for the construction and operation & maintenance of an on-site STP.

*Project Facts:*

Type/units:	Single Family Homes/16
Sewer District:	N/A – On-site
Proposed Flow:	4,800 GPD
Groundwater Zone:	V
SEQR:	Complete
RPTM:	09.04-001.00-03.00-085.001
Legislative District:	2 <sup>nd</sup>

# COUNTY OF SUFFOLK



**STEVE BELLONE**  
SUFFOLK COUNTY EXECUTIVE

## DEPARTMENT OF PUBLIC WORKS

**PHILIP A BERDOLT**  
DEPUTY COMMISSIONER

**GILBERT ANDERSON, P.E.**  
COMMISSIONER

**DARNELL TYSON, P.E.**  
DEPUTY COMMISSIONER

### Sewer Agency Memorandum

**To:** Gilbert Anderson, P.E., Commissioner, SCDPW,  
Chairman, Suffolk County Sewer Agency

**CC:** Suffolk County Sewer Agency

**From:** John Donovan, P.E.

**Date:** March 16, 2016

**Subject:** Sewer Agency SEQRA Evaluation – Beach Plum Meadows LLC (SH-1697)

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Having reviewed the environmental record for the above-referenced project requiring a SEQRA finding, the Sewer Agency staff after consultation offers the following for consideration:

Beach Plum Meadows LLC was the subject of a review by the Village of Southampton Planning Board. The Village of Southampton Planning Board was declared the Lead Agency for this project and has completed review of the Full EAF. On April 6, 2015, the Village of Southampton Planning Board issued a *Negative SEQR Declaration* and approved the project. The impacts relevant to the Sewer Agency identified within the SEQR process have been shown to be insignificant or adequately mitigated. The Sewer Agency has reviewed the proposed action as submitted by Beach Plum Meadows LLC and determined that it is consistent with the final project as identified in the Village of Southampton Planning Board SEQR Findings.

Once the Sewer Agency has adopted its own Findings Statement, the Agency can proceed with final approval of the project.

This project involves the Construction, Operation and Maintenance of an On-Site Sewage Treatment Plant.

Based on the information presented, The Sewer Agency has reviewed the proposed action as submitted by Beach Plum Meadows LLC and determined that it is consistent with the final project as identified within the FEIS and the Village of Southampton Planning Board SEQR Findings.

JD/br

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

# Suffolk County Sewer Agency

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Gilbert Anderson, P.E.,  
Commissioner, SCDPW, Chairman,  
Suffolk County Sewer Agency

335 Yaphank Avenue  
Yaphank, NY 11980  
(631) 852-4010

**Date adopted by the SCSA:** \_\_\_\_\_

Title 6 NYCRR Part 617.11 –  
Decision-making and findings requirements  
State Environmental Quality Review  
Findings Statement

Pursuant to Article 8 (State Environmental Quality Review Act – SEQRA) of the Environmental Conservation Law and 6 NYCRR Part 617, the Suffolk County Sewer Agency, as involved agency, makes the following findings

**Name of Action:** Beach Plum Meadows LLC – Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant (SH-1697)

**Description of Action:** This project includes the construction, operation, and maintenance of an on-site sewage treatment plant to service the wastewater generated from Sixteen (16) single family homes situated on Ten+ (10.8±) acres.

**Location:** 248 Moses Lane in the Village of Southampton, NY. SCTM No. 09.04-001.00-03.00-085.001.

**Agency Jurisdiction:** Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant

**Date Full EAF filed:** July 2, 2014

**Facts and conclusions in the environmental review record relied upon to support the decision:**

1. Beach Plum Meadows LLC was the subject of a review by the Village of Southampton Planning Board. On April 6, 2015, the Village of Southampton Planning Board issued a *Negative SEQR Declaration* and approved the project.
2. The EAF adequately addressed impacts to the groundwater resources.
3. The impacts relevant to the Sewer Agency identified within the SEQR process have been shown to be insignificant or adequately mitigated.
4. The Sewer Agency has reviewed the proposed action as submitted by Beach Plum Meadows LLC and determined that it is consistent with the final project as identified within the EAF and the Village of Southampton Planning Board SEQR Findings.

**Certification to Approve:**

Having considered the draft and final Environmental Impact Statement and having considered the preceding written facts and conclusions relied on to meet the requirements of 6 NYCRR Part 617.11, this Statement of Findings certifies that:

1. The requirements of 6 NYCRR Part 617 have been met; and
2. Consistent with social, economic and other essential considerations from among the reasonable alternatives available, the action is the one that avoids or minimizes adverse environmental impacts to the maximum extent practicable, and that adverse impacts will be avoided or minimized to the maximum extent practicable by incorporating as conditions to the decision those mitigative measures that were identified as practicable.

**Suffolk County Sewer Agency**

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Gilbert Anderson, P.E., Commissioner, SCDPW,  
Chairman, Suffolk County Sewer Agency

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Date

Address of Agency:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980

cc: Other Involved Agencies  
Applicant

# SUFFOLK COUNTY SEWER AGENCY

## RESOLUTION NO.     -2016 AUTHORIZING THE CONSTRUCTION AND OPERATION & MAINTENANCE OF AN ON-SITE SEWAGE TREATMENT PLANT FOR BEACH PLUM MEADOWS, LLC (SH-1697)

WHEREAS, application has been made for the Beach Plum Meadows, LLC which is a proposed Sixteen (16) single family residential lot subdivision, located in the Village of Southampton, New York, situated on property identified on the Suffolk County Tax Maps as **District 0904, Section 001.00, Block 03.00, Lot 085.001**.

WHEREAS, there is no Suffolk County Sewer District, or any other municipal sewer district in the vicinity of Beach Plum Meadows, LLC with available capacity to treat the proposed Four Thousand Eight Hundred (4,800) gallons per day of wastewater, and

WHEREAS, the developer has applied to this Agency for permission to construct, operate, and maintain an on-site sewage treatment plant to treat such wastewater for Beach Plum Meadows, LLC, and

WHEREAS, this Agency has determined that the Four Thousand Eight Hundred (4,800) gallons per day of sanitary sewage generated by the said project shall be treated at an on-site sewage treatment plant to be constructed by the developer, and

WHEREAS, pursuant to Section 617.5(c) (11) and (20), of the SEQRA regulations, the Suffolk County Sewer Agency has issued a Findings Statement, and requires no further action, and

WHEREAS, this Agency believes that prospective purchasers of the units should be apprised of the annual cost of the operation and maintenance of the proposed sewage treatment plant, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant,

NOW, THEREFORE, BE IT

1<sup>st</sup> RESOLVED, by the Suffolk County Sewer Agency as follows:

The Issuer hereby finds and determines:

(a) The Agency's jurisdiction over the project is the Construction, Operation, and Maintenance of an On-Site Sewage Treatment Plant.

(b) Based upon an independent review by the Issuer of the EAF and the Southampton Village Planning Board's Negative SEQR Declaration on April 16, 2015, the Issuer hereby concurs in the Southampton Village Planning Board's declaration and decisions contained in the Statement and hereby adopts the Statement of Findings attached hereto as Exhibit A as its own Statement of Findings under SEQRA.

(c) Having considered the EAF, the Village of Southampton Planning Board's Negative SEQR Declaration and such other documents as may be necessary or appropriate, the Sewer Agency finds that:

(i) The requirements of 6 NYCRR Part 617 have been met;

(ii) Consistent with the social, economic and other essential considerations, from among the reasonable alternatives thereto, the Action is one which minimizes or avoids adverse environmental effects to the maximum extent practicable, including effects disclosed in the environmental impact statement; and

(iii) Consistent with social, economic, and other essential considerations, to the maximum extent practicable, adverse environmental effects revealed in the environmental impact statement will be minimized or avoided by incorporating as conditions those mitigative measures which were identified as practicable.

(d) The basis for this decision is set forth in the Statement of Findings attached as Exhibit A hereto and incorporated by reference herein, thus all of the provisions of SEQRA have been complied with.

2<sup>nd</sup> RESOLVED, that the said application be approved subject to the execution of an agreement between the developer, the Suffolk County Department of Public Works, the Suffolk County Department of Health Services, the County of Suffolk and this Agency, on such terms as the Chairman of this Agency shall determine, including, but not limited to, the following:

1. The developer shall, at its sole cost, expense and effort, construct a complete sewage collection, treatment and disposal facility for the project in accordance with Agency standards and shall offer to dedicate the said facility to the Agency at no charge;

2. The developer and/or the Home Owners Association (HOA) shall operate and maintain the said facility until such time, if ever, as a Suffolk County, or other municipal, sewer district is formed encompassing the premises within its boundaries;

3. No Certificate of Occupancy shall be issued for any of the units in the project until the sewage treatment plant has been completed, and is operating, to the satisfaction of this Agency's staff;

4. The developer shall post a Letter of Credit, in form, wording and amount as determined by this Agency's staff, as security for the performance of all of the developer's obligations under the said agreement;

5. The developer shall disclose, in the project's Offering Plan/Prospectus, in language to be approved by this Agency's staff, the annual cost of operation and maintenance of the proposed sewage treatment plant, in order to ensure that prospective purchasers of the condominiums are apprised of said cost. The developer shall include in said notice the projected annual cost of operation and maintenance of the proposed sewage treatment plant for the ensuing years, based on an inflation factor, in order to ensure that all future owners of the condominium units are apprised of said

cost, not only while the plant is privately owned, but also if and when the County, or another municipality, assumes ownership of the plant.

And be it further

3<sup>rd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer of Beach Plum Meadows, LLC if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

Suffolk County Sewer Agency Meeting (March 21, 2016)



# Suffolk County Sewer Agency Application

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)

1. SCDPW Project #: \_\_\_\_\_ 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Jim Tsunis Jr. 5. Corporation Name: Beach Plum Meadows, LLC  
 6. Address: One Rabro Drive, Suite 100 7. City: Hauppauge  
 8. Telephone #: 631-582-8300 9. Federal ID #: 46-3937357 10. Email Address: tsunisnorthwind@aol.com  
 11. Project Plat Name: Beach Plum Meadows 12. Project Location: Village of Southampton  
 13. Real Property Tax Map #(s): District 904 Sec 1 Blk 3 Lot 85.1  
 (Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).  
One Rabro Drive, Suite 100, Hauppauge, NY 11788

15. Project Attorney Information: Gilbert G. Flanagan, Esq., Bourke, Flanagan & Asato, P.C.  
21 South Main Street, Southampton, New York 11968; 631-283-0046

16. Project Engineering Firm Information: Sidney B. Bowne & Son, LLP  
235 East Jericho Turnpike, Mineola, New York 11501; 516-746-2350

17. Project Area in Acres: 10.89 # of Plots: 16 # of Units: 16 # Gallons/day: 4800

18. Type of Development:
- |  |  |
|--|--|
| <input type="checkbox"/> a. Subdivision - Residential                    | <input type="checkbox"/> b. Subdivision - Commercial     |
| <input type="checkbox"/> c. Subdivision - Industrial                     | <input checked="" type="checkbox"/> d. HOA Subdivision   |
| <input type="checkbox"/> e. Condominium                                  | <input type="checkbox"/> f. Garden Apartments            |
| <input type="checkbox"/> g. Shopping Center                              | <input type="checkbox"/> h. Planned Retirement Community |
| <input type="checkbox"/> i. Combination of above numbers _____ and _____ | <input type="checkbox"/> j. Other _____                  |

19. The following must accompany the application
- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
  - B. Copy of deed in the name of number 4 (above).
  - C. Copy of Lead Agency's SEQRA Declaration.

Please return application to:  
**Suffolk County Sewer Agency**  
 335 Yaphank Avenue  
 Yaphank, NY 11980  
 Attn: Craig A Platt

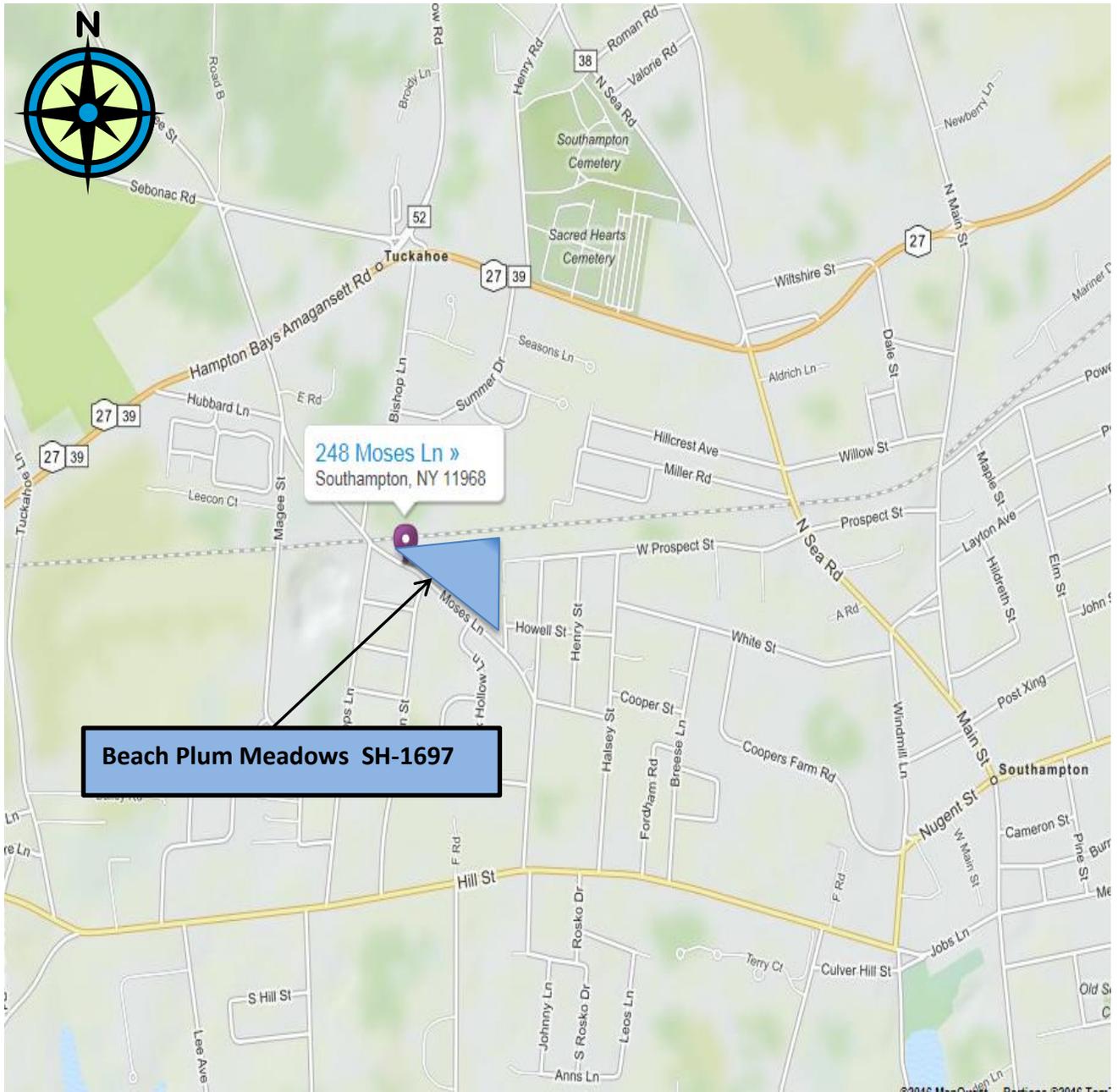
- D. Date application submitted to the SCDHS: \_\_\_\_\_ SCDHS Project #: \_\_\_\_\_  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)
- E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

[Signature]  
 Applicant's Printed name, Signature, & Title  
3/2/16  
 Date

**Note: Incomplete Applications Will Not Be Processed**



**NTS 2016**

## B. Formal Approval – Connection/Construction Agreement – Time Extension

### **BAYPORT MEADOWS ESTATES**

**IS-1636**

This project is the proposed One Hundred Forty-Eight (148) unit planned retirement community (PRC) subdivision on 23.5± acres located in the vicinity of the southwestern corner of Sunrise Highway and CR 97 – Nichols Road in Bayport. The project is expected to generate Forty-Five Thousand Six Hundred gallons per day (45,600 GPD) of wastewater, for which the developer requests an additional time extension to complete the connection agreement. Staff recommends granting the Time Extension to complete the connection agreement for connection to SCSD #14 – Parkland.

In accordance with the Local Law 20-2007, “A Local Law to Amend the County Policy for Sewer Connections to Promote Affordable Housing”, the “affordable” part of the project, as per Town of Islip’s requirements and documentation will be constructed at the off-site location. Additionally, the developer had requested a payment plan for the connection fees that was approved as part of the February 9, 2015 SA Resolution No. 1-2015.

#### *Sewer Agency Timeline:*

<b>Approval Type</b>	<b>Meeting Date</b>	<b>Resolution #</b>	<b>Capacity (GPD)</b>
Formal Approval	February 9, 2015	1-2015	45,600
Conceptual Certification	June 18, 2012	18-2012	48,000

#### *Project Facts:*

Type/units: PRC/148  
Area (Ac) 23.5±  
Sewer District: 14 – Parkland  
Proposed Flow: 45,600 GPD  
Groundwater Zone: VI  
SEQR: Complete  
RPTM: 0500-23900-0200-010.003, 0500-23900-0300-007.000, 008.000, 012.003, 013.002, 013.003, 020.001, 021.001, 022.000, 023.003, 024.000 thru 029.000, 030.001, 036.001, 037.000 thru 044.000, 045.001, & 0500-26100-02.00-001.00 thru 010.000  
Legislative District: 8<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

**RESOLUTION NO:      - 2016**

**AUTHORIZING AN EXTENSION OF TIME  
FOR CONNECTION OF THE BAYPORT MEADOW ESTATES (IS-1636)  
TO THE SUFFOLK COUNTY SEWER DISTRICT NO. 14 – PARKLAND**

WHEREAS, on February 9, 2015, this Agency adopted Resolution No. 1-2015, authorizing the connection of Bayport Meadow Estates to Suffolk County Sewer District No. 14 - Parkland, and

WHEREAS, Resolution No. 1-2015, granted one year for completion of the Agreement, but the year has passed without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and a proposed agreement is being prepared, and

WHEREAS, the owner of Bayport Meadow Estates has requested an extension of the authorization granted in Resolution No. 1-2015,

**NOW, THEREFORE, IT IS**

**1<sup>st</sup> RESOLVED**, that Resolution No. 1-2015, adopted by this Agency on February 9, 2015, is hereby renewed, and it is further

**2<sup>nd</sup> RESOLVED**, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting March 21, 2016)



### Suffolk County Sewer Agency Application

(Choose One)

**Application Type**

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

Please note that items No. 1-3 will be filled out by the Agency

1. SCDPW Project #: is-1636    2. Application Received: \_\_\_\_\_    3. Application Processed: \_\_\_\_\_  
 4. Applicant Name: Bayport Meadow Estates    5. Corporation Name: Bayport Meadow Estates  
 6. Telephone No.: 6315828300    7. Address: One Rabro Drive    8. City: Hauppauge  
 9. Federal ID No.: \_\_\_\_\_    10. Email Address: jtsunis@northwindgroup.com  
 11. Project Plat Name: Bayport Meadow Estates    12. Project Location: Church Street Bayport  
 13. Real Property Tax Map #(s): 0500-239.01-1-lots 1-77 , 0500-239.01-2-lots 1-71

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name, email, and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets as necessary).

Demetrius Tsunis

Email Address: jtsunis@northwindgroup.com

15. Project Attorney: Chris Kent

Email Address: ckent@farrellfritz.com

16. Project Engineer/Professional: Sidney Bowne

Email Address: Charles J. Bartha, P.E.

17. Project Area in Acres: 23    No. of Plots: 2    No. Units: 148    Gallons/day: 45600

18. Type of Development:
- |  |                                 |
|--|---------------------------------|
| a. Subdivision - Residential                       | b. Subdivision - Commercial     |
| c. Subdivision - Industrial                        | d. HOA Subdivision              |
| e. Condominium                                     | f. Garden Apartments            |
| g. Shopping Center                                 | h. Planned Retirement Community |
| i. Combination of above letters <u>e</u> and _____ | j. Other _____                  |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: 2/11/15    SCDHS Project #: IS-1636  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? Parkland, Sewer District No.: 11

20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing?

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: \_\_\_\_\_

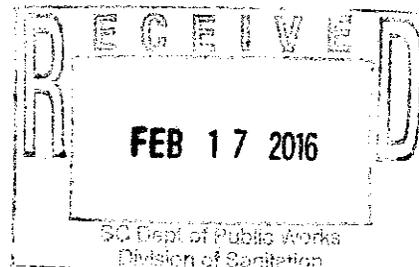
The applicant certifies that the applicable zoning and variances have been secured from the Town.

<u>Demetrius Tsunis</u>		<u>Managing member</u>	<u>2/11/16</u>
Applicant's Printed name	Signature	Title	Date

**Note: Incomplete Applications Will Not Be Processed**

Please return application to:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980  
Attn: Boris Rukovets

Form SA-1  
Rev. 2/8/16





NTS 2016

**HIGHLAND GREEN RESIDENCES****HU 1323**

This project is a proposed One Hundred Eighteen (118) unit rental apartment subdivision situated on 8± acres located on the north side of Ruland Road east of Maxess Road in Melville. The estimated flow from this project is Twenty-Seven Thousand Seventy-Nine gallons per day (27,079 GPD), for which the developer requests an additional time extension to complete the connection agreement. The capacity continues to be available in the District and the Staff recommends granting the Time Extension to complete the connection agreement for connection to SCSD No. 3 – Southwest.

*Sewer Agency Timeline:*

<b>Approval Type</b>	<b>SA Meeting Date</b>	<b>Resolution #</b>	<b>Capacity (GPD)</b>
Formal Approval	November 17, 2014	42-2014	27,079
Conceptual Certification	July 14, 2014	29-2014	27,077

**Project Facts**

Type/units: Garden apartment/118  
Area (Acre): 8.2±  
Flow (GPD): 27,079  
Sewer District: 3 - Southwest  
Groundwater Zone: I  
SEQRA: Complete  
SC Tax Parcel(s) 0400-26700-0100-034.002, 0400-26700-0100-034.003,  
0400-26700-0100-034.004, 0400-26700-0100-062.000,  
0400-26700-0100-063.000  
Legislative District: 17th

# **SUFFOLK COUNTY SEWER AGENCY**

**RESOLUTION NO:      - 2016**

## **AUTHORIZING AN EXTENSION OF TIME FOR THE HIGHLAND GREEN RESIDENCES (HU-1323) TO CONNECT TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 – SOUTHWEST**

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 42-2014, authorizing the connection of Highland Green Residences to Suffolk County Sewer District No. 3 - Southwest, and

WHEREAS, Resolution No. 42-2014, granted one year for completion of the Agreement, but the year has passed without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and a proposed agreement is being prepared, and

WHEREAS, the developer of Highland Green Residences has requested an extension of the authorization granted in Resolution No. 42-2014,

**NOW, THEREFORE, IT IS**

**1<sup>st</sup> RESOLVED**, that Resolution No. 42-2014, adopted by this Agency on November 17, 2014, is hereby renewed, and it is further

**2<sup>nd</sup> RESOLVED**, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting March 21, 2016)



### Suffolk County Sewer Agency Application

(Choose One)

**Application Type**

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

Please note that items No. 1-3 will be filled out by the Agency

1. SCDPW Project #: HU1323 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_  
 The D&F Development XX LLC  
 4. Applicant Name: \_\_\_\_\_ 5. Corporation Name: Highland Green Development LLC  
 6. Telephone No.: 516-437-0900 7. Address: 100 Schoolhouse Road 8. City: Levittown, NY 11756  
 9. Federal ID No.: 20-1926884 10. Email Address: pgf@thedfgroup.com  
 11. Project Plat Name: Highland Green Residence 12. Project Location: Ruland Road at Ruland Place, Melville  
 13. Real Property Tax Map #(s): 0400-267-1-34.2, 34.3, 34.4 , 0400-267-1-62, 63

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name, email, and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets as necessary).

The D&F Development Group, LLC

\_\_\_\_\_ Email Address: \_\_\_\_\_

15. Project Attorney: Kathleen Deegan Dickson, Forchelli Curto Deegan Schwartz Mineo & Terrana, LLP  
 333 Earle Ovington Blvd. Uniondale NY 11553 Email Address: kdickson@forchellilaw.com

16. Project Engineer/Professional: Michael Marinis, Barrett Bonacci & VanWeele  
 175 Commerce Drive, Suite A, Hauppauge, NY 11788 Email Address: mmarinis@bbvpc.com

17. Project Area in Acres: 8.2 No. of Plots: \_\_\_\_\_ No. Units: 118 Gallons/day: 27,079

18. Type of Development:
- |   |                                 |
|---|---------------------------------|
| a. Subdivision - Residential                | b. Subdivision - Commercial     |
| c. Subdivision - Industrial                 | d. HOA Subdivision              |
| e. Condominium                              | f. Garden Apartments            |
| g. Shopping Center                          | h. Planned Retirement Community |
| i. Combination of above letters ___ and ___ | j. Other _____                  |

19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: \_\_\_\_\_ SCDHS Project #: C04-14-0024  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? yes, Sewer District No.: 3

20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing?

20c. If answer for 20a. is yes and answer for 20b. is no, state reason: \_\_\_\_\_

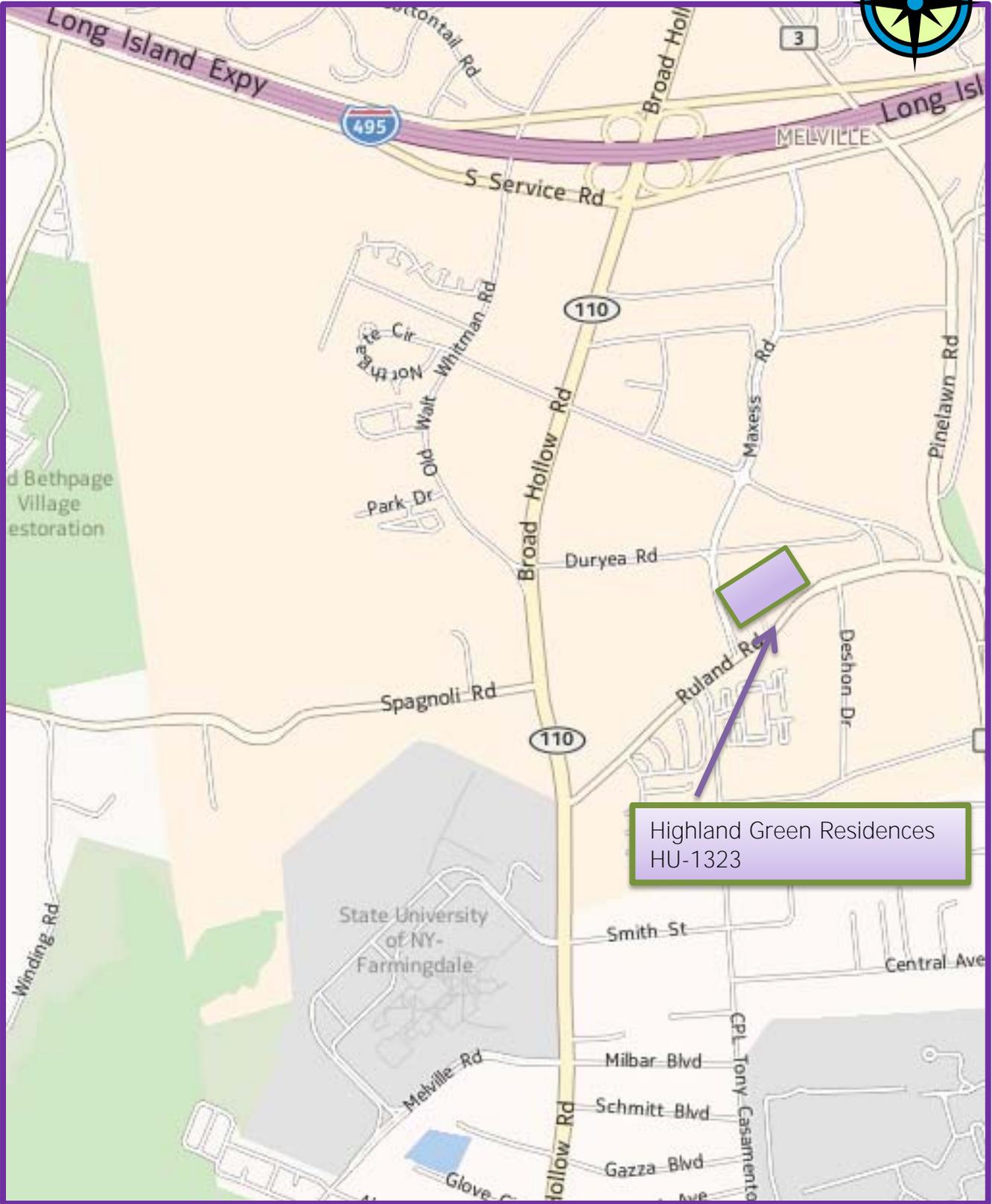
FEB 19 2016

The applicant certifies that the applicable zoning and variances have been secured from the Town.

Highland Green Development LLC [Signature] Member \_\_\_\_\_  
 Applicant's Printed name Signature Title Date 2/12/16  
 By: The D&F Development XX LLC Peter Florey

**Note: Incomplete Applications Will Not Be Processed**

Please return application to:  
 Suffolk County Sewer Agency  
 335 Yaphank Avenue  
 Yaphank, NY 11980  
 Attn: Boris Rukovets



NTS 2016

This project is an existing 257 rental unit Apartment subdivision situated on 36± acres located on the north side of NYS Route 25, ½± mile east of the intersection of NYS Route 25 and NYS Route 112 in Coram. The project is expected to generate Forty One Thousand Six Hundred Seventy gallons per day (41,670 GPD) of wastewater and the owner proposes to connect to SCSD #11 – Selden. The owners request a time extension to complete the connection agreement.

Staff recommends granting the Time Extension to complete the connection agreement for connection to SCSD #11-Selden.

\* Note: This project was formerly known as Crescent Club Apartments, LLC

*Sewer Agency Timeline:*

<b>Approval Type</b>	<b>Agency Date</b>	<b>Resolution No.</b>	<b>GPD</b>
Time Extension	March 23, 2015	21-2015	41,670
Formal Approval	February 10, 2014	1-2014	41,670

*Project Facts:*

Type/units: Apartment Subdivision / 257 Units  
 Area (Ac) 36±  
 Sewer District: No. 11 – Selden  
 Proposed Flow: 41,670 GPD  
 Groundwater Zone: III  
 SEQR: Complete  
 RPTM: 0200-42900-0500-028.001  
 Legislative District: 4<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2016**

### **AUTHORIZING AN EXTENSION OF TIME FOR THE FAIFIELD CORAM APARTMENTS (BR-1655) TO CONNECT TO SUFFOLK COUNTY SEWER DISTRICT NO. 11 – SELDEN**

WHEREAS, on February 10, 2014, this Agency adopted Resolution No. 1-2014, authorizing the connection of Fairfield Coram Apartments to Suffolk County Sewer District No. 11- Selden, and

WHEREAS, on March 23, 2015, this Agency adopted Resolution No. 21-2015, granting a one-year extension for the connection of Fairfield Coram Apartments to Suffolk County Sewer District No. 11 - Selden, and

WHEREAS, Resolution No. 21-2015, will expire on March 23, 2016 without the completion of the Agreement, and

WHEREAS, negotiations concerning such an agreement are incomplete, and a proposed agreement is being prepared, and

WHEREAS, the owners of Fairfield Coram Apartments has requested an extension of the authorization granted in Resolution No. 1-2014,

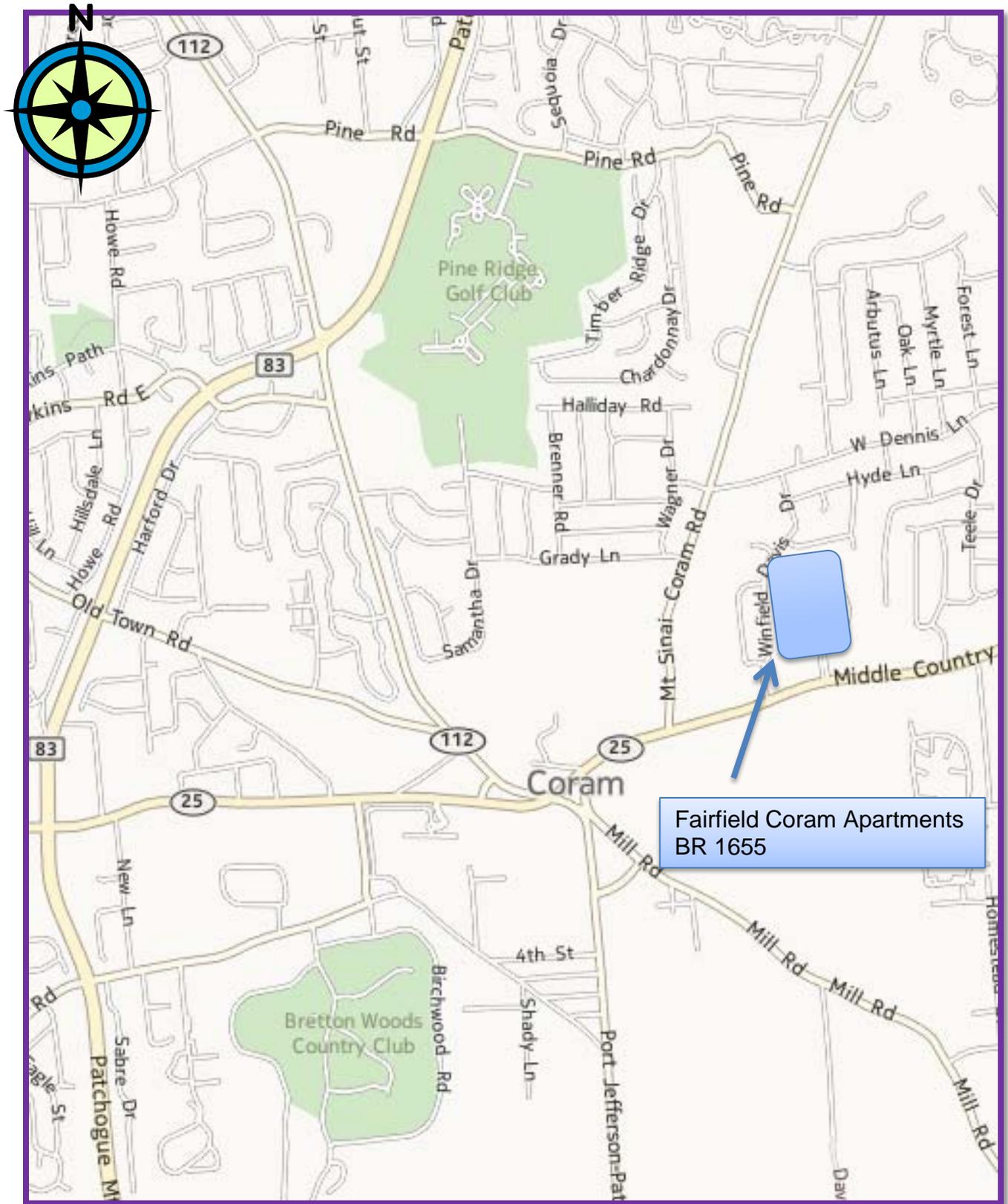
NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 1-2014, adopted by this Agency on February 10, 2014, is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting March 21, 2016)





NTS 2016

This project is a reconstructed building situated on 0.11± acres on Merritt Avenue in Wyandanch. The project is within the Town of Babylon, revitalization project area (Area A) and the owner requests a Time Extension to complete the connection agreement.

The capacity continues to be available in the sewer district and Staff recommends granting the Time Extension to complete the connection agreement.

***Sewer Agency Project Time line:***

<b>Application Type</b>	<b>SA Meeting Date</b>	<b>Agency Reso No.</b>	<b>GPD</b>
Time Extension	November 17, 2014	46-2014	300
Formal Approval	August 19, 2013	25-2013	300

*Project Facts*

Type/units: Commercial/Residential  
Area: (AC) 0.11±  
Flow: (GPD) 300  
Sewer District: SCSD No.3-Southwest  
Groundwater Zone: I  
SEQRA: Complete  
SC Tax Map 0100-04000-0100-060000  
Legislative District 16<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2016 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF 311 MERRITT AVENUE WYANDANCH (BA-1477.1-005) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on August 19, 2013, this Agency adopted Resolution No. 25-2013, authorizing the connection of 311 Merritt Avenue Wyandanch to SCSD No. 3 - Southwest, and

WHEREAS, on November 17, 2014, this Agency adopted Resolution No. 46-2015, authorizing a one-year extension for the connection of 311 Merritt Avenue Wyandanch to SCSD No. 3 - Southwest, and

WHEREAS, Agency Resolution No. 46-2014, granted one year for completion of the Agreement, however, the resolution expired on November 17, 2015, without the completion of the Agreement, and

WHEREAS, the Owner of 311 Merritt Avenue Wyandanch has requested an extension of the authorization granted in Resolution No. 25-2013, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 25-2013, adopted by this Agency on August 19, 2013, is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting – March 21, 2016)



# Suffolk County Sewer Agency Application

(Choose One)

### Application Type

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement-projects with prior Agency approval)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA-projects with prior Agency Approval)

Please note that items No. 1-3 will be filled out by the Agency)

1. SCDPW Project #: \_\_\_\_\_ 2. Application Received: \_\_\_\_\_ 3. Application Processed: \_\_\_\_\_

4. Applicant Name: MOO SOO KWON 5. Corporation Name: MSOS KWON INC.

6. Telephone No.: 917-562-7338 Address: 119 FAIRWAY VIEW DR. 8. City: COMMACK

9. Federal ID No.: 097 60 2101 10. Email Address: mookwon@gmail.com

11. Project Plat Name: \_\_\_\_\_ 12. Project Location: WYANDANCH

13. Real Property Tax Map #(s): 100 40, 1 60

(Note: Use additional Sheets if necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land: If individuals, give home address. If corporation, give corporation address, plus name, email, and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets as necessary).  
MSOS KWON INC., 119 FAIRWAY VIEW DRIVE, COMMACK NY 11725

\_\_\_\_\_ Email Address: \_\_\_\_\_

15. Project Attorney: RENEE GIORGINI ESQ. 631 957-9600

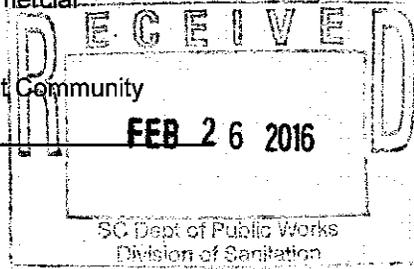
326 SOUTH WELLWOOD AVENUE, LINDENHURST NY 11751 Email Address: \_\_\_\_\_

16. Project Engineer/Professional: HARVEY BIENSTOCK, P.E. LLC 6516 972-6888

761-80 COATES AVENUE, HOLBROOK NY 11741 Email Address: \_\_\_\_\_

17. Project Area in Acres: 0.1148 No. of Plots: \_\_\_\_\_ No. Units: 1 Gallons/day: 300

18. Type of Development:
- a. Subdivision - Residential
  - b.  Subdivision - Commercial
  - c. Subdivision - Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above letters \_\_\_ and \_\_\_
  - j. Other \_\_\_\_\_



19. The following must accompany the application:

- A. Check in the amount of \$550.00 payable to Suffolk County Comptroller.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.
- D. Date application submitted to the SCDHS: JULY 16, 2013 SCDHS Project #: C-01-09-00028  
(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the Agency meeting.)
- E. Other pertinent information, i.e. site plan and/or survey, or SCDHS Board of Review Determination.

20a. Is the project connecting to a County Sewage Treatment Plant? \_\_\_\_\_ Sewer District No.: \_\_\_\_\_

20b. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? \_\_\_\_\_

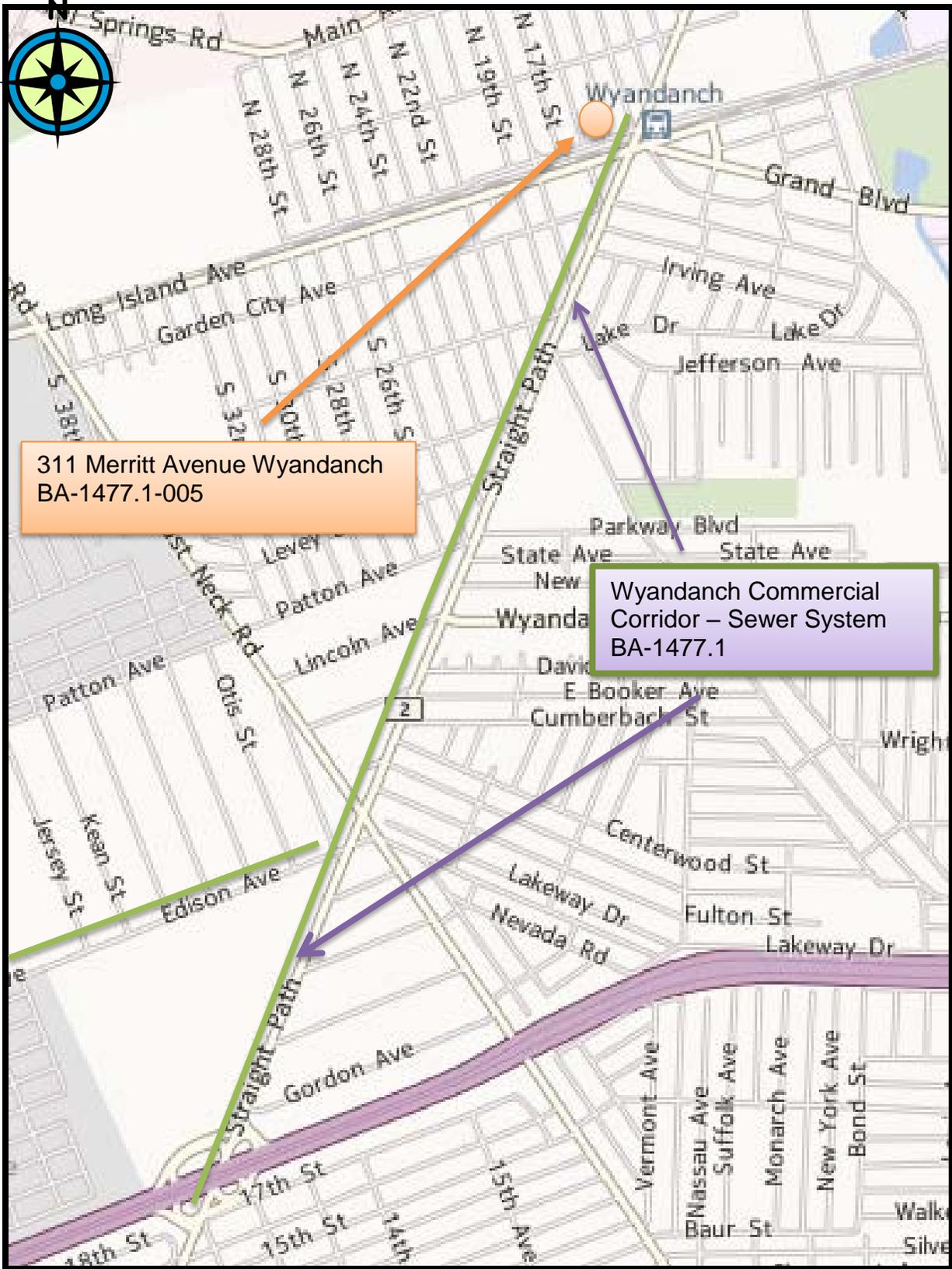
20c. If answer for 20a. is yes and answer for 20b. is no, state reason: \_\_\_\_\_

The applicant certifies that the applicable zoning and variances have been secured from the Town.

Kwon, Moo Soo Signature \_\_\_\_\_ Title \_\_\_\_\_ Date Feb/24/2016

**Note: Incomplete Applications Will Not Be Processed**

Please return application to:  
Suffolk County Sewer Agency  
335 Yaphank Avenue  
Yaphank, NY 11980  
Attn: Boris Rukovets



2016 NTS

This project is an existing/proposed 492,708 Sq. Ft. Commercial Office Complex subdivision situated on 41± acres located on the south side of Sunrise Highway east of Connetquot Avenue in Great River. The estimated flow from this project is 34,000 GPD, for which the developer requests a Fifth (5<sup>th</sup>) Time Extension to complete the Connection Agreement to SCSD No. 3 – Southwest via a pump station.

The District's STP continues to have sufficient excess treatment capacity to accommodate this project.

Staff recommends granting the Time Extension request.

***Sewer Agency Project Time line:***

<b>Application Type</b>	<b>SA Date</b>	<b>SA Reso #</b>	<b>GPD</b>
Time Extension	May 18, 2015	24-2015	34,000
Time Extension	February 10, 2014	9-2014	34,000
Time Extension	February 25, 2013	8-2013	34,000
Time Extension	December 19, 2011	30-2011	34,000
Formal Approval	September 20, 2010	21-2010	34,000
Conceptual Certification	February 23, 2004	1-2004	114,200*

\*(Westbrook Village – 76,200 GPD - LIBTC – 38,000 GPD)

Project Facts

Type/units: Commercial Office Space / 492,708 Sq. Ft.  
 Area (Ac): 41±  
 Flow (GPD) : 34,000  
 Sewer District: No. 3-Southwest  
 Groundwater Zone: I  
 SEQRA: Complete  
 SC Tax Map 0500-21100-0100-005006  
 Legislative District 9<sup>th</sup>

# **SUFFOLK COUNTY SEWER AGENCY**

## **RESOLUTION NO. \_\_\_ - 2016 AUTHORIZING AN EXTENSION OF TIME FOR THE CONNECTION OF 3500 SUNRISE HIGHWAY (IS 1432.2) TO SUFFOLK COUNTY SEWER DISTRICT NO. 3 - SOUTHWEST**

WHEREAS, on September 20, 2010, this Agency adopted Resolution No. 21-2010, authorizing the connection of 3500 Sunrise Highway to SCSD #3 - Southwest, and

WHEREAS, on December 19, 2011, this Agency adopted Resolution No. 30-2011, on February 25, 2013 adopted Resolution 8-2013, on February 10, 2014 adopted Resolution 9-2014, and on May 18, 2015 adopted Resolution 24-2015, each granting one year time extensions to complete the agreement, and

WHEREAS, Agency Resolution No. 24-2015, granted a one year time extension for completion of the Agreement, however, the resolution will expire on May 18, 2016, and

WHEREAS, the developer of 3500 Sunrise Highway has requested an additional extension of the authorization granted in Resolution No. 21-2010, and

NOW, THEREFORE, IT IS

1<sup>st</sup> RESOLVED, that Resolution No. 21-2010, adopted by this Agency on September 20, 2010, is hereby renewed, and it is further

2<sup>nd</sup> RESOLVED, that this resolution shall become null and void, and of no further force or effect, without any further action by this Agency or notice to the developer, if, within one (1) year from the date of the adoption hereof, an agreement in furtherance of the authorization granted herein, in form and content satisfactory to the Chairman of this Agency, has not been negotiated and fully executed by all parties thereto.

(Suffolk County Sewer Agency Meeting – March 21, 2016)



# Suffolk County Sewer Agency Application

## Application Type:

(Choose One)

- Formal Approval - (Projects Which Have Completed SEQRA)
- Conceptual Certification - (Projects Which Have Not Completed SEQRA)
- Formal Approval - Time Extension - (Time Extension to complete Agreement)
- Conceptual Certification - Time Extension - (Time Extension to complete SEQRA)

1. SCDPW Project #: IS-1432.2 2. Application Received: 09-20-10 3. Application Processed: SA 30-2011  
 4. Applicant Name: Drew Arnold 5. Corporation Name: Feil Business Center Associates, LLC  
 6. Address: 3601 Hempstead Turnpike 7. City: Levittown, NY 11756  
 8. Telephone #: 516-735-4800x206 9. Federal ID #: 46-1181403 10. Email Address: darnold@feilorg.com  
 11. Project Plat Name: 350 Sunrise Highway 12. Project Location: 3500 Sunrise Highway, Great River, NY  
 13. Real Property Tax Map #(s): 0500-211-01-5.6  
 (Note: Use additional Sheets If necessary) \_\_\_\_\_

14. Exact address of ALL owners of the land. If individuals, give home address. If corporation, give corporation address, plus name and office in the corporation held by party who will execute Agreement with Agency. In addition, please furnish names of all principals of corporation. **THIS IS NOT OPTIONAL.** (Attach additional sheets if necessary).

Feil business Center Associates, LLC, 7 Penn Plaza, suite 618, New York, NY 10001

15. Project Attorney Information: \_\_\_\_\_

16. Project Engineering Firm Information: RMS Engineering, 355 New York Avenue, Huntington, NY 11743  
Christopher W. Robinson, PE; cwr@rmsengineering.com

17. Project Area in Acres: 41.1 # of Plots: \_\_\_\_\_ # of Units: \_\_\_\_\_ # Gallons/day: 34,000

18. Type of Development:
- a. Subdivision - Residential
  - b. Subdivision - Commercial
  - c. Subdivision - Industrial
  - d. HOA Subdivision
  - e. Condominium
  - f. Garden Apartments
  - g. Shopping Center
  - h. Planned Retirement Community
  - i. Combination of above numbers \_\_\_\_\_ and \_\_\_\_\_
  - j. Other Office

19. The following must accompany the application

- A. Check in the amount of \$550.00 payable to Suffolk County Treasurer.
- B. Copy of deed in the name of number 4 (above).
- C. Copy of Lead Agency's SEQRA Declaration.

Please return application to:  
**Suffolk County Sewer Agency**  
 335 Yaphank Avenue  
 Yaphank, NY 11980  
 Attn: Craig A Platt

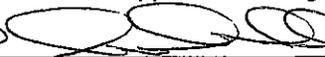
D. Date application submitted to the SCDHS: 11-28-2011 SCDHS Project #: C05-11-0045

(Note: The application must be submitted prior to the Sewer Agency meeting. It is the applicant's responsibility to submit the application in a timely manner. Please allow sufficient time for the SCDHS to review the application thoroughly. Failure to do so may result in the removal of the application from the Agency agenda or the project may be tabled at the meeting)

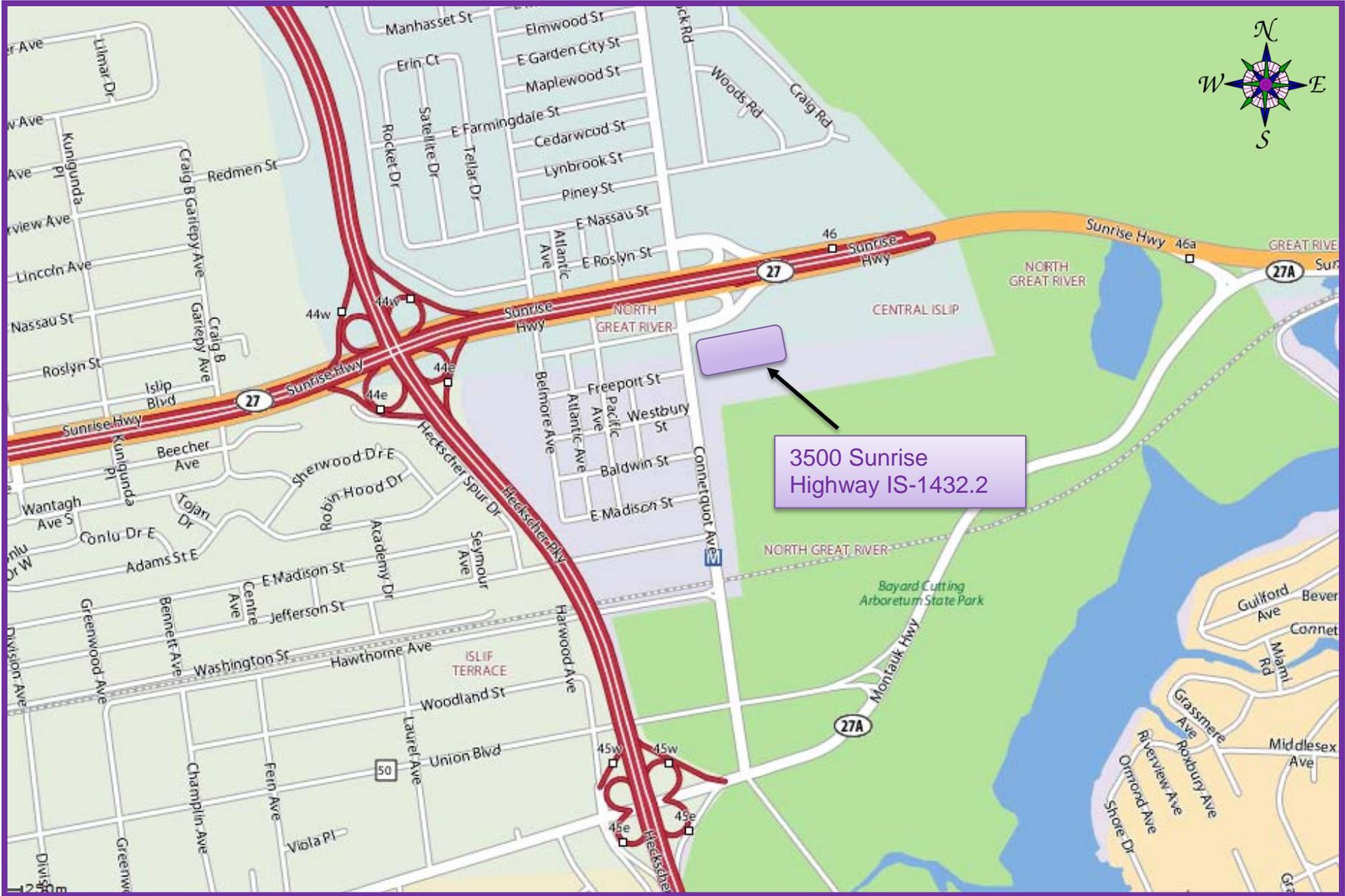
E. Other pertinent information, such as site plan and/or survey of property, or SCDHS Board of Review Determination.

20. Is the project subject to Suffolk County Local Law 20-2007 - Affordable Housing? No

The applicant certifies that the applicable zoning and variances have been secured from the Town.

DREW ARNOLD  PROPERTY MGR.  
 Applicant's Printed name, Signature, & Title

2/29/16  
 Date:



2016 NIS